



CHICAGO PLAN COMMISSION

Department of Planning and Development

Technical Amendment to Institutional Planned Development No. 43
5600 block of South Maryland and South Drexel Avenues (5th Ward)
Ald. Leslie Hairston on behalf of The University of Chicago

April 2022



Hyde Park Community Area Snap Shot

GENERAL POPULATION CHARACTERISTICS, 2013-2017

	Hyde Park
Total Population	26,827
Total Households	12,602
Average Household Size	2.1
% Population Change, 2000-10	-14.2
% Population Change, 2010-17	4.5
% Population Change, 2000-17	-10.3

Source: 2000 and 2010 Census, 2013-2017 American Community Survey five-year estimates.

RACE AND ETHNICITY, 2013-2017

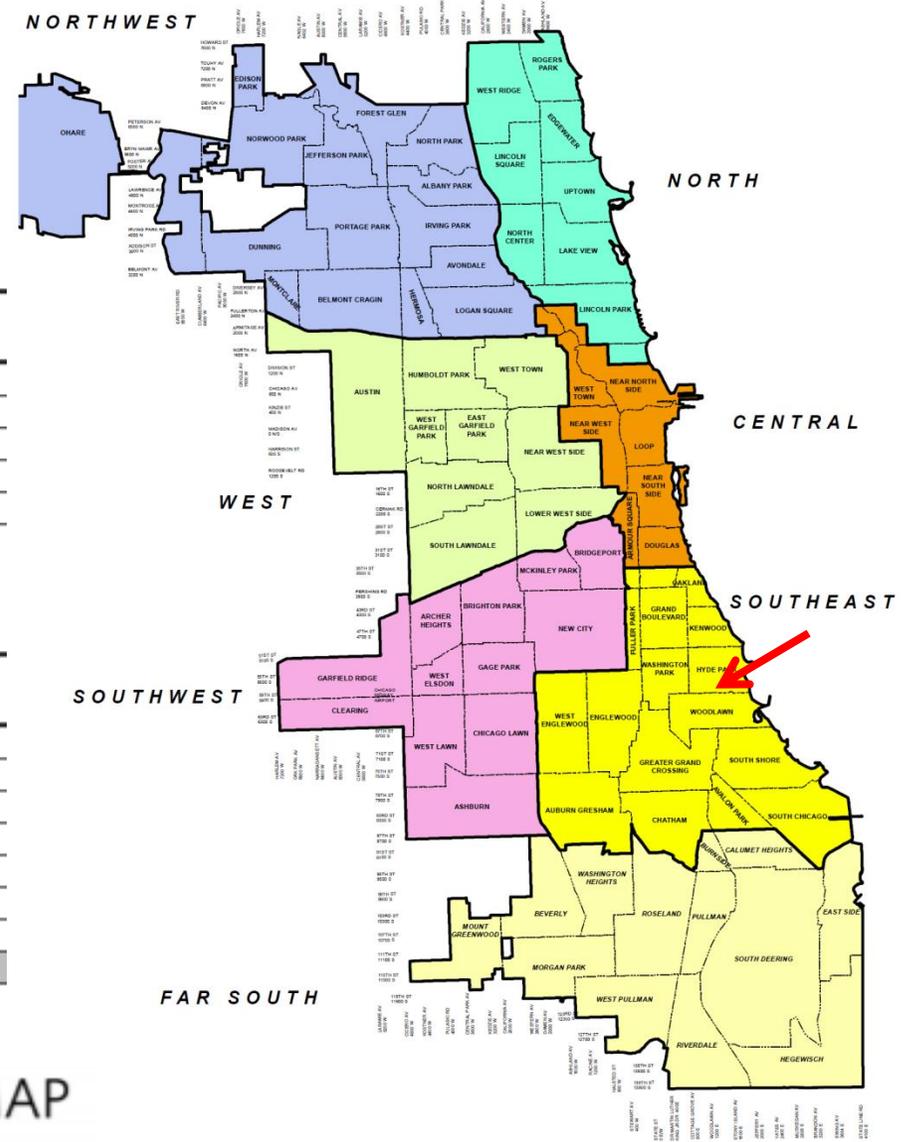
	Hyde Park	
	Count	Percent
White non-Hispanic	12,453	46.4
Hispanic or Latino	2,246	8.4
Black non-Hispanic	7,366	27.5
Asian non-Hispanic	3,559	13.3
All other categories	1,203	4.5

Source: 2013-2017 American Community Survey five-year estimates.

AGE COHORTS, 2013-2017

	Hyde Park	
	Count	Percent
19 and under	5,299	19.8
20 to 34	9,802	36.5
35 to 49	4,038	15.1
50 to 64	4,025	15.0
65 to 74	2,190	8.2
75 to 84	1,080	4.0
85 and Older	393	1.5
Median Age*	31.2	

Source: 2013-2017 American Community Survey five-year estimates.



- Total Area: 1.65 square miles
- Generally bounded by:
 - 51st St./Hyde Park Bl. (north),
 - Midway Plaisance (south),
 - Washington Park (west), and
 - Lake Michigan (east)





Hyde Park Community Area Cultural Context

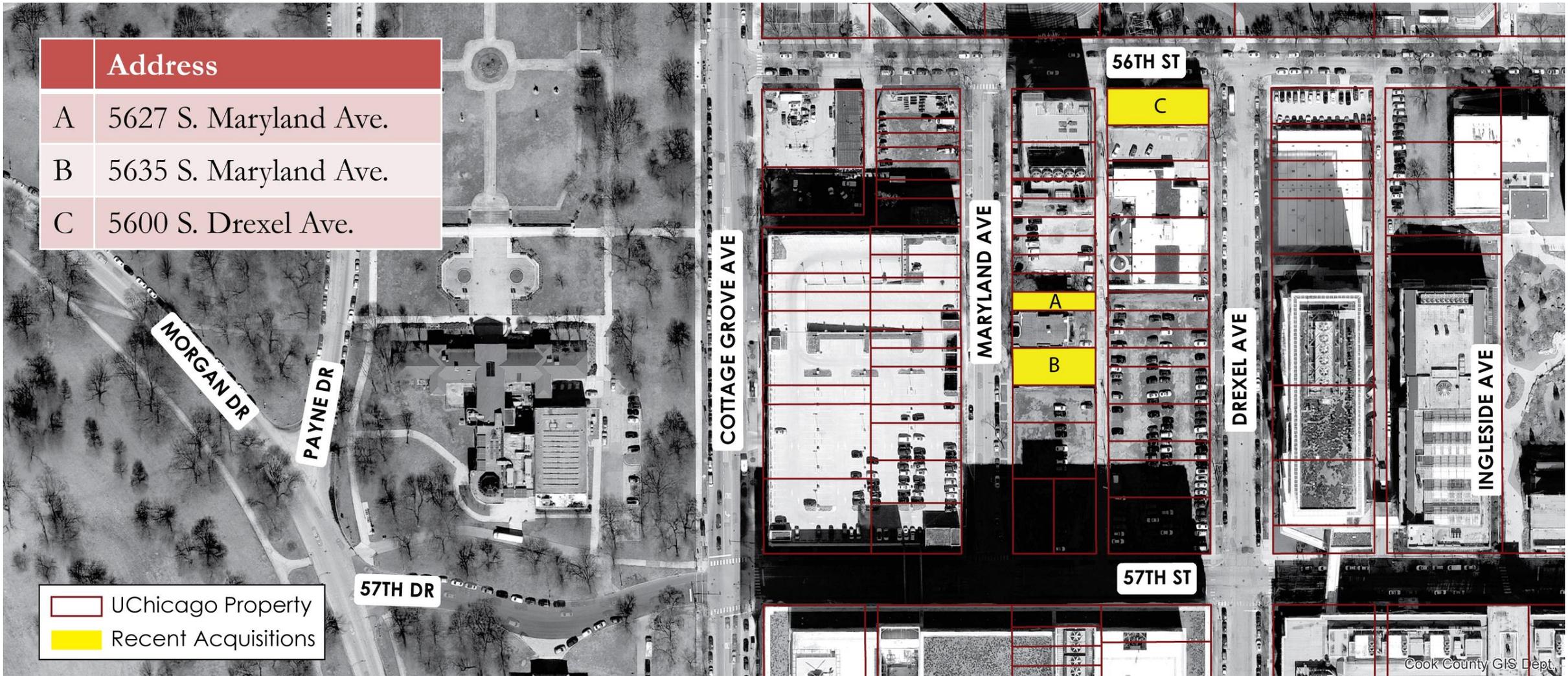
- Museum of Science and Industry
- Midway Plaisance and Jackson Park
- DuSable Museum of African American History
- Frederick C. Robie House





	Address
A	5627 S. Maryland Ave.
B	5635 S. Maryland Ave.
C	5600 S. Drexel Ave.

	UChicago Property
	Recent Acquisitions

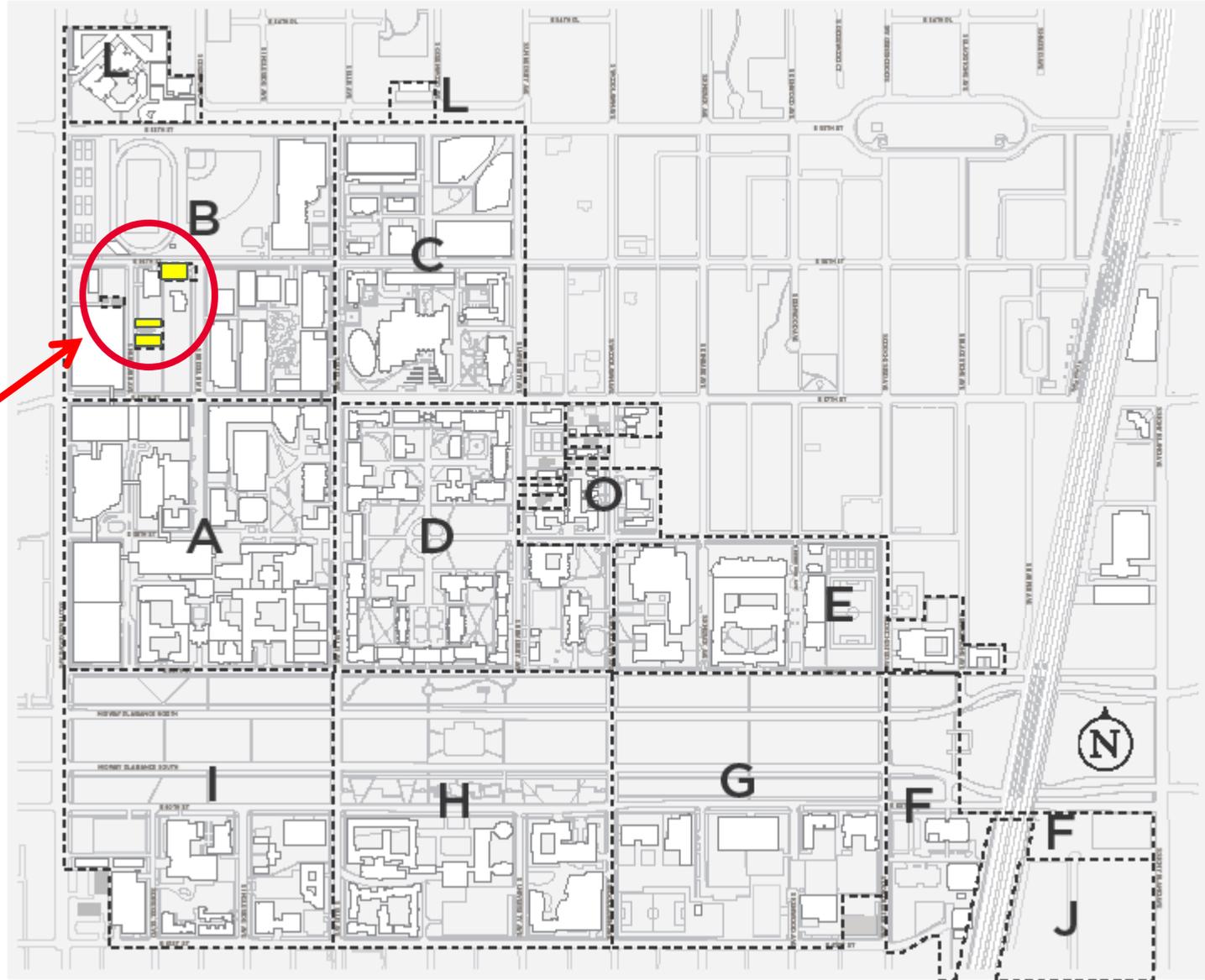




Proposed Technical Amendment, PD #43

5627 S. Maryland Ave.
5735 S. Maryland Ave.
5600 S. Drexel Ave.

Amend PD #43, Subarea B to incorporate targeted parcels on Maryland and Drexel Avenues





DPD Recommendations

The proposed Technical Amendment to rezone 2 parcels on the 5600 block of S. Maryland and one on the 5600 block of S. Drexel Avenues AND incorporate the sites into Institutional Planned Development No. 43 is appropriate for the following reasons:

- It is consistent with the character of the area due to other rezonings and growth and development trends (17-13-0308-B); and
- It is compatible with surrounding zoning (17-13-308-D).

Any and all future improvements to the site require:

- Compliance with the design guidelines and regulations of PD No. 43
- Site Plan Review and Approval by DPD

An informational presentation to the Chicago Plan Commission prior to the issuance of any Site Plan Approval by DPD is required for any proposed development which:

- Contains more than 75,000 sf of floor area, or
- Exceeds 80' in height